

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure and Recreation
 Committee
MEETING DATE: April 9th 2013
REPORT NO.: EPW.13.040
SUBJECT: Capital and Development Status Report
PREPARED BY: Mike Campbell, Construction Coordinator

A. Recommendations

THAT Council receive Staff Report EPW.13.040 entitled "Capital and Development Status Report" for their information.

B. Background

Attached is the monthly report to keep Council apprised of the status of the current construction and the development projects.

C. The Blue Mountains' Strategic Plan

The generation of this report furthers the Town's Strategic Goal #2 "Addressing the Town's municipal infrastructure needs", and Strategic Goal #6 "Providing a strong, well managed municipal government".

D. Environmental Impacts

The ongoing projects facilitate the ultimate sustainability of the community.

E. Financial Impact

None

F. In Consultation With

Various Project Managers

G. Attached

1. Capital Projects – Status Report, as of April 4th 2013
2. Development Projects – Status Report as of April 4th 2013
3. Capital Works Map
4. Development Map

Respectfully submitted,

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INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

April 9th 2013

CAPITAL WORK UNDER CONTRACT

1. Slabtown Bridge Replacement

The Slabtown Bridge works are complete and the Contractor has de-mobilized. There are a few deficiencies to be corrected when weather permits.

2. Lora Bay Drive Pressure Reducing Valve Chamber

The Lora Bay Drive PRV Chamber contract has been signed and the work will proceed in 2013.

3. Wensley Drive and Peaks Road Reconstruction

The Council resolution to accept the tender from SMRS Construction was passed on March 25th 2013. Notice of the tender award has been provided to the Contractor. CC Tatham & Associates are in the process of assembling the Contract and arranging a pre-construction meeting. Following the pre-construction meeting the construction schedule will be better understood.

CAPITAL WORK IN DESIGN

4. Grey Rd 21 Trunk Sanitary Sewer

The Grey Rd Trunk Sanitary Sewer will provide an outfall for the Windfall Development. The timing of the work is dependent on the provision of capital funding from the developer. Town Staff and consultant have met with MTO regarding approval to extend the sewer along Highway 26. The Town is optimistic that resolution of the final route is close.

5. Water Operations Storage Building

The Water Operations Storage Building is planned for 2013. The project will consist of a cold storage building constructed on the Water Operations site, south of the water tower. A topographic survey of the site will be completed as soon as the snow melts and the site plan will follow once constraints are better understood.

6. Landfill Expansion

The engineering consultant Golder Associates has been selected to conduct detailed design of the landfill's vertical expansion, waste mining process and liner/leachate control system. The same engineering firm will carry out a financial analysis to provide information to enable the Town to decide to proceed with a 50% build or 100% build. An expansion application including a preliminary design is currently with the MOE and is expected to be approved mid-summer 2013. Construction could begin in May of 2014 with Golder generating tender documents and conducting construction monitoring.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CAPITAL PROJECTS**

April 9th 2013

7. Napier Street

The reconstruction of Napier Street from Bruce Street to Victoria Street is pending resolution of servicing the Telfor development. The work planned includes extension of sanitary and water connections to Telfor as well as replacement of surface asphalt and sidewalks.

Following the award of the tender, the successful bidder will produce a schedule for the construction. It is anticipated that the work will begin in April and continue through November 2013.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

April 9th 2013

DEVELOPMENTS WITH PERMITS AVAILABLE BUT ASSUMPTION or FINAL INCOMPLETE

Subdivisions

1. Lora Bay Residential Phase 3 (Next to Development Site 33)

Both Upper (West Ridge Drive) and Lower (Sunset Boulevard) areas of Phase 3 are complete to basic services, building permits are available, home construction continues in 2012.

2. Trail Wood Subdivision (Development Site 24)

A meeting with the developer and their consultant is scheduled for early April to review the status of the project and the outstanding items required for certification of the Basic Services. Building permits are available and home construction continued in 2012.

3. The Ridge Estates (George McRae Rd, Mary Ward Cres)

The works are complete to basic services. Building permits are available and active marketing of lots continues.

4. Peaks Meadows (Southeast end of Camperdown Road)

The works are complete to basic services. Building permits are available and home construction continued in 2012.

5. Peaks Bay Phase I (Next to Development Site 28)

The works are complete to basic services. Home construction continued in 2012.

6. Georgian Woodlands Phase IV Stage 1 (Development Site 12)

The works are complete and home construction began in 2012.

7. Lendvay Subdivision (Lendvay Alley)

A Certificate of Preliminary Acceptance for the Basic Services has been issued. The engineering requirements for building permits have been met.

8. Neighbourhoods of Delphi Point (Development Site 5)

The internal works are complete to basic services and a Town Certificate of Completion required for building permits has been issued.

9. Wexford Subdivision (Cobblestone Ln, Limestone Ln, Riverbank Crt)

The subdivision has a few deficiencies and has not been assumed. The Town anticipates deficiency corrections will take place in 2013.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

April 9th 2013

Condominiums

10. Keeper's Cove / Cottages of Lora Bay (Development Site 32)

Phase 1 complete to basic services, building permits available, home construction continued in 2012.

11. 11 Bay Street (Development Site 25)

The works are complete to basic services. 50% the buildings are constructed.

12. Mill Pond Homes (Development Site 30)

The works are complete to basic services. Phase 2 is under construction.

13. Craigleith Ski Club Condo Village (Sleepy Hollow Road and Arrowhead Road)

A Certificate of Preliminary Acceptance for the Basic Services has been issued. The utilities were certified which allowed for plumbing permits on existing homes late in 2011.

14. Woodlands by Sierra (Development Site 17)

Staff attended a site inspection to review the status of the development in January. The works are complete other than the final lift of asphalt.

15. The Orchard (West side of County Rd 19 across from Development Site 40)

The works are complete to basic services. Home construction continued in 2012.

16. Edgewater Estates (Development Site 18)

The works are complete to basic services. A conditional Certificate of Completion was issued for Phase 2 in January 2010. The landscape completed does not comply with the AFC drawings or the MTO permits. The developer will have to either correct the landscaping or renew the MTO permits and obtain new AFC drawings.

Site Plans

17. Far Hills Club (Development Site 31)

The Town Certificate of Completion has been issued for the development.

18. Home Hardware (North side of Highway 26 East of Grey Street)

The highway work is complete. Internal work has begun. The site servicing along the Georgian Trail to Bay Street has been completed. Trail reconstruction will be completed as weather permits.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

April 9th 2013

19. EMS Building (Behind Craigleith Firehall)

The site work was completed in 2012. Town Staff are in discussion with the County regarding the requirements of the Site Plan Agreement.

DEVELOPMENT WORK CONSTRUCTED UNDER PRE-SERVICING AGREEMENTS

20. Georgian Glen Subdivision (Development Site 16)

The works are complete to basic services but due to agreement status there are no connections to municipal systems.

21. Eden Oak (Next to Development Site 27)

Preliminary pre-grading site work has been undertaken under a pre-servicing agreement. The site clearing and preliminary storm water management work was completed and is erosion stable.

22. Georgian International/Windfall Subdivision (Development Site 3)

Clearing of the site was undertaken in the spring of 2012. The third engineering submission has been submitted by the Developer.

23. Bannerman Subdivision (Development Site 13)

Construction of the subdivision has begun under a pre-servicing agreement.

DEVELOPMENTS IN TECHNICAL REVIEW OR NOT INITIATED

24. Hillside Subdivision (Development Site 26)

The Developer intends on entering into a pre-servicing agreement for Phase 1 which includes servicing 7 existing homes and development of 9 residential lots. Staff have reviewed the drawings and have stamped them "Accepted for Construction Pre-servicing Only".

25. Cunningham Development (Pilsen Way)

The Town has entered into a Consent Agreement with the Developer for severing a residual block of land into 5 residential lots. The Town has reviewed the drawings and provided comments to the Developer.

26. Tyrolean Village Resorts Phase 3 (Arlberg Crescent to Pilsen Way)

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

April 9th 2013

The Town received a second engineering submission for Tyrolean Village Resorts Phase 3. This development originally dates to the mid-90s. The work will complete the servicing and roadway on Arlberg Crescent. The 2nd submission comments have been sent to the proponent.

27. Georgian Woodlands Phase 4 Stage 2 (Development Site 12)

The project is servicing a subdivision of 59 lots west of Blue Ski George, east of Arrowhead Road and north of Sleepy Hollow Road. The Town has commented on the 2nd submission package.

28. Georgian International/Windfall Subdivision Phase 1(Development Site 3)

The Town has provided comments on the third submission from the Developer's Consultant related to the first phase of the Development. A model home agreement has been executed and AFC drawings for three units have been signed.

29. Lora Bay Block 22 (Development Site33)

The Consultant has submitted final submission of detailed design drawings for the Town's review and the Town issued AFC approval for this development for the first phase in December 2011. The Developer has not entered into a Development Agreement and the AFC drawings have now expired.

OTHER

30. Grey Condo Corp #28 (West end of Wensley Drive)

Grey Condominium Corporation #28 has submitted a design package to the Town for the installation of private sanitary servicing. The Town has issued a building permit for these works as they fall under the Plumbing Code.